004.0	0001	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	939,300	/	939,300
USE VALUE:	939,300	/	939,300
ASSESSED:	939,300	/	939,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46	-48	BROOKS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YOUNG WILLIAM F JR & PAMELA
Owner 2:	
Owner 3:	
Street 1:	PO BOX 327 DEPT 16
Street 2:	
Twn/City:	HOUSTON
St/Prov:	TX Cntry Own Occ: N
Postal:	77001 Type:

PREVIOUS OWNER

Owner 1:	YOUNG WILLIAM F JR & PAMELA -
Owner 2:	YOUNG FRANCES/MCCAFFERTY M -
Street 1:	46 BROOKS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .127 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2249 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5519.000	470,800		468,500	939,300
Total Card	0.127	470,800		468,500	939,300
Total Parcel	0.127	470,800		468,500	939,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.65 | /Parcel: 417.65

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 3613

GIS Ref

GIS Ref

Insp Date 11/04/17

!386!

PREVIOUS ASSESSMENT

Parcel ID 004.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	470,800	0	5,519.	468,500	939,300		Year end	12/23/2021
2021	104	FV	449,200	0	5,519.	468,500	917,700		Year End Roll	12/10/2020
2020	104	FV	449,400	0	5,519.	468,500	917,900	917,900	Year End Roll	12/18/2019
2019	104	FV	349,000	0	5,519.	497,700	846,700	846,700	Year End Roll	1/3/2019
2018	104	FV	349,000	0	5,519.	363,100	712,100	712,100	Year End Roll	12/20/2017
2017	104	FV	327,100	0	5,519.	316,200	643,300	643,300	Year End Roll	1/3/2017
2016	104	FV	327,100	0	5,519.	269,400	596,500	596,500	Year End	1/4/2016
2015	104	FV	291,100	0	5,519.	263,500	554,600	554,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:26:53

LAST REV

Date	Time
12/04/17	10:38:37
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 386

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YOUNG WILLIAM F	32354-252		2/25/2001	Family	10	No	No		
YOUNG WILLIAM/E	25890-406		5/18/1998	Family	10	No	No		A

USER DEFINED

Prior Id # 1:	3613
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2008	425	Siding	16,750			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2017	MEAS&NOTICE	HS	Hanne S
4/30/2009	Entry Denied	372	PATRIOT
9/20/1999	Meas/Inspect	263	PATRIOT
8/27/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5519		Sq. Ft.	Site		0	80.	1.06	1									468,457						468,500	

Total AC/HA:	0.12670	Total SF/SM:	5519	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	468,457	Spl Credit		Total:	468,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.11687410
Const Adj.:	0.97515047
Adj $ / SQ:	196.042
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	639655
Depreciation:	168869
Depreciated Total:	470786

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

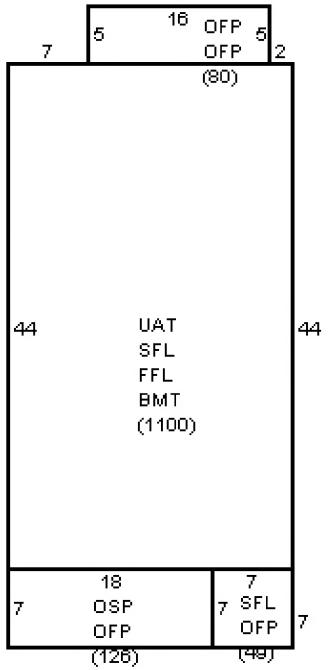
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	196.04
Special Features:	0	Val/Su Net:	115.25
Final Total:	470800	Val/Su SzAd	209.34

SKETCH



9

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,149	196.040	225,252
BMT	Basement	1,100	58.810	64,694
FFL	First Floor	1,100	196.040	215,646
OFP	Open Porch	335	20.890	6,999
UAT	Upper Attic	275	78.420	21,565
OSP	Screen Porch	126	31.750	4,000

Net Sketched Area:	4,085			Total:	538,156
Size Ad	2249	Gross Area	4910	FinArea	2249

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

004.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc